

Board of Civil Authority

Thursday July 22, 2021

The Board of Civil Authority met at 6:00 pm in the Pomerleau building for property assessment grievance hearings.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Diane Holmes, Stephanie Churchill, Durward Ellis, Robert Holmes, James Courchesne, David Brown, Anne Cosgrove, Dennis Smith, Frank Empsall, Daniel Kimbell, Robert Swartz, Donald Smith, Edward Magnus, Matthew Krajieski, Richard Cameron, Toni Girardi, Esq.

There was no public comment.

Oaths were given to all present. Rules of the meeting and the property inspection were gone over.

Alexander Bulay, 17 Eastern Avenue, Parcel ID 238038: Antonietta A. Girardi, Esq. was present to represent Mr. Bulay. Matthew Krajieski presented for the Assessor's office. See Assessor packet #1 for explanation of values from Assessors office. The value increased due to a new Medical Office being added to the property. Court settlement from 2020 was \$468,000, the new value of \$97,900 was added for the renovation and addition of the new office, for a new total of \$565,900. The assessment per square foot = \$33.28. The comparable presented were of 2 commercial properties that just sold in February 2021 with Sale price per Square foot of \$44.62 and \$36.19. The 17 Eastern Ave building falls within these current sale prices per Square foot. See packet Bulay #1 that is in electronic file in Town Clerk's office. Ms. Girardi presented the packet and read the letter from the first 2 pages. See attached. The highest and best use of the property is as a movie theater. The movie theater took a big hit in 2020 and was not able to pay their rent. There was a loss of \$7207 of rental income. They are unsure of what the future will hold for the building. The inspection committee of Stephanie Churchill, James Courchesne and Frank Empsall was assigned.

Cameron Family Trust, 301 Sylvain Road, Parcel ID 062017: See Assessor packet #2 for explanation of values from Assessors office. Matthew Krajieski presented for the Assessor's office. See Assessor packet #1 for explanation of values from Assessors office. The value of the property is the same for 2021 as it was for 2020, \$668,800. The property has 35.02 acres, 33 acres of it are enrolled in current use. The property has 4,787 square feet of finished space, a 2 car garage, in-ground swimming pool and a detached garage/barn. The interior of the property has not been inspected. See Cameron packet #1 for information presented by Mr. Cameron. He stated that he wasn't completely sure that a site inspection had to be done. Mr. Oddy confirmed that a 3 person inspection committee had to see the inside, outside and all buildings on the

property. Mr. Cameron stated he would not be allowing anyone into his home and that he would withdraw his appeal of grievance. Mr. Oddy confirmed with him that he was withdrawing his appeal and that the current assessed value of \$668,800 we stand. Mr. Cameron confirmed.

The meeting was recessed until August 5th at 6:00 to hear the inspection committee report on 17 Eastern Avenue.

Minutes written by: Stacy Jewell_____

Minutes approved by: Kevin Oddy_____